



December 16, 2004

Mr. Frank Hawkins, Jr.
2009 Alta Drive
Las Vegas, Nevada 89106

LAS VEGAS CITY COUNCIL

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DOUGLAS A. SELBY
CITY MANAGER

RE: SDR-4924 - SITE DEVELOPMENT PLAN REVIEW
CITY COUNCIL MEETING OF OCTOBER 6, 2004
Related to VAR-5039 & ZON-4923

Dear Mr. Hawkins:

The City Council at a regular meeting held October 6, 2004 APPROVED the request for a Site Development Plan Review FOR A PROPOSED 60-LOT SINGLE-FAMILY RESIDENTIAL DEVELOPMENT on 4.50 acres at 711 North Tonopah Drive (APN 139-29-704-017), R-1 (Single-Family Residential) Zone under Resolution of Intent to R-3 (Medium Density Residential) [PROPOSED: R-PD13 (Residential Planned Development - 13 Units per Acre)]. The Notice of Final Action was filed with the Las Vegas City Clerk on October 7, 2004. This approval is subject to:

Planning and Development

1. A Rezoning [ZON-4923] to an R-PD13 (Residential Planned Development - 13 Units per Acre) Zoning District and a Variance (VAR-5039) approved by the City Council.
2. This Site Development Plan Review shall expire two years from date of final approval unless it is exercised or an Extension of Time is granted by the City Council.
3. The development shall be in conformance with the site plan and building elevations to include a two-story product, as presented at the October 6, 2004 City Council meeting, except as amended by conditions herein.
4. The applicant shall work with staff to redesign the side elevations of the proposed homes to improve the articulation and appearance of the project, so that visual interest and variety is apparent.
5. The standards for this development shall include the following: minimum distance between buildings of 6 feet, and building height shall not exceed three stories or 35 feet, whichever is less.
6. The setbacks for this development shall be a minimum of 3 feet on any property line.

EOT-15651
09-20-06 CC

CITY OF LAS VEGAS
400 STEWART AVENUE
LAS VEGAS, NEVADA 89101

VOICE 702.229.6011

TDD 702.386.9108

www.lasvegasnevada.gov
18112-001-6/04

7. The landscape plan shall be revised and approved by Planning and Development Department staff, prior to the time application is made for a building permit, to reflect minimum 24-inch box trees planted a maximum of 20 feet on-center and a minimum of four five-gallon shrubs for each tree within provided planters along Tonopah Drive.
8. A landscaping plan must be submitted prior to or at the same time application is made for a building permit.
9. Air conditioning units shall not be mounted on rooftops.
10. All utility boxes exceeding 27 cubic feet in size shall meet the standards of Title 19.12.050.
11. Any property line wall shall be a decorative block wall, with at least 20 percent contrasting materials. Wall heights shall be measured from the side of the fence with the least vertical exposure above the finished grade, unless otherwise stipulated.
12. A fully operational fire protection system, including fire apparatus roads, fire hydrants and water supply, shall be installed and shall be functioning prior to construction of any combustible structures.
13. All City Code requirements and design standards of all City departments must be satisfied.
14. No turf shall be permitted in the non-recreational common areas, such as medians and amenity zones in this development.
15. All development shall be in conformance with the site plan and building elevations, date stamped 07/27/04, except as amended by conditions herein.

Public Works

16. A Homeowners Association shall be established to maintain all perimeter walls, private roadways, landscaping and common areas created with this development. All landscaping shall be situated and maintained so as to not create sight visibility obstructions for vehicular traffic at all development access drives and abutting street intersections.
17. The final layout of the subdivision shall be determined at the time of approval of the Tentative Map.
18. Site development to comply with all applicable conditions of approval for ZON-4923 and all other subsequent site-related actions.

Mr. Frank Hawkins, Jr.
SDR-4924 – Page Three
December 16, 2004

19. The approval of all Public Works related improvements shown on this Site Development Plan Review is in concept only. Specific design and construction details relating to size, type and/or alignment of improvements, including but not limited to street, sewer and drainage improvements, shall be resolved prior to submittal of a Tentative Map or construction drawings, whichever may occur first. No deviations from adopted City Standards shall be allowed unless specific written approval for such is received from the City Engineer prior to the submittal of a Tentative Map or construction drawings, whichever may occur first.

Sincerely,



Angela Crolli
Deputy City Clerk II for
Barbara Jo Ronemus, City Clerk



M. Margo Wheeler, AICP
Deputy Director
Planning and Development Department

cc: Planning and Development Dept.
Development Coordination-DPW
Dept. of Fire Services

Ms. Sharon Bullock
Urban Estates
2009 Alta Drive
Las Vegas, Nevada 89106

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